FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR

UNIFORM LIMITED OFFERING EXEMPTION

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1 ouv	OMB APPROVAL				
OMMISSION	OMB Number: 3235-0076 Expires: December 31, 1996 Estimated average burden hours per response 16.00				
TINTE	SEC	USE ONLY			
RITIES ON D,	Prefix	Serial			
XEMPTION	DATE	RECEIVED			

Name of Offering (check if this is an amendment and name has changed, and indi Palms to Pines	cate change.)
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Under (Check box(es) that apply): Amendment Section 4(6) Amendment	ILOE
A. BASIC IDENTIFICATION	**************************************
1. Enter the information requested about the issuer	03030276
Name of Issuer (check if this is an amendment and name has changed, and incorrect SKB-PTP, LLC	licate change.)
Address of Executive Offices (Number and Street, City, State, Zip Code) 1211 SW Fifth Avenue, Suite 2250, Portland, OR 97204	Telephone Number (Including Area Code) (503) 220-2600
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code) ROCESSE
Brief Description of Business To fund the acquisition of a shopping center in Palm Dese	rt, California. THOMSON FINANCIAL
Type of Business Organization corporation limited partnership, already business trust limited partnership, to	formed other (please specify): be formed Limited Liability Company
Actual or Estimated Date of Incorporation or Organization: Jurisdiction of Incorporation or Organization: (Enter two-letter for Canada; FN for other foreign jurisdiction)	Month Year 0 8 0 3 Actual Estimated U.S. Postal Service abbreviation for State: (CN

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be . or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of a federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

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2. Enter the information						
Each promoter	of the issuer, if the	issuer has been organized v	vithin the past five years.	C 100	c	to a construction of the second
			direct the vote or disposition of the contract			lass of equity securities of the issuer;
		of partnership issuers.	rporate general and manage	ing partitions of partit	cromp	issuers, and
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Check Box(es) that Apply:	☑ Promoter	⊠ Beneficial Owner	Executive Officer	☑ Director	⋈	General and/or Managing Partner
Full Name (Last name first, ScanlanKemperBard Co	•					
Business or Residence Addre	ess (Number and St	reet, City, State, Zin Code)				
1211 SW Fifth Avenue	,					
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	☐ Director		General and/or Managing Partner
Full Name (Last name first,	if individual)					
Business or Residence Addre	ess (Number and St	reet, City, State, Zip Code)				the first particular and the
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Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)					
Business or Residence Addre	ss (Number and Str	eet, City, State, Zip Code)				
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	☐ Director		General and/or Managing Partner

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

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1.	Has the issue	r sold, or do	es the issuer i	ntend to sell, t	o non-accredite	ed investors in	this offering?			Yes		No ⊠
				Ansv	ver also in app	endix, Column	2, if filing un	der ULOE.				
2.	What is the n	ninimum inve	estment that w	vill be accepted	l from any indi	ividual .				\$	<u>0</u>	
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3.	Does the offering permit joint ownership of a single unit?									Yes ⊠		No □
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		nce Address (1 enue, Suite 22		Street, City, St	ate, Zip Code)							
Name c		Broker or D		1, OX 7/204									
States in	tates in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)												
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]	

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCE	EDS		
1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\sigma\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.			
	Type of Security	Aggrega Offering P		Amount Alread Sold
	Debt	\$ \$0	_	\$ \$0
	Convertible Securities (including warrants)	\$0 \$4,000,0 \$0	00	\$ <u>0</u> \$ 100,000 \$
	Total	\$ <u>4,000,0</u>	<u>00</u>	\$ 100,00
	Answer also in Appendix, Column 3, if filing under ULOE			
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."			
		Number Investors		Aggregate Dollar Amount of Purchases
	Accredited Investors Non-accredited Investors			\$ <u>100,000</u> \$ <u>0</u>
	Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE	N/A	_	\$ <u>N/A</u>
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Clasecurities by type listed in Part C - Question 1.			
	Type of Offering	Type of Security		Dollar AmountSold
	Rule 505 Regulation A Rule 504	N/A N/A N/A	-	\$ <u>N/A</u> \$ <u>N/A</u> \$ N/A
	Total	N/A		\$N/A
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offerin Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate	e		
	Transfer Agent's Fees			\$ <u> 0</u>
	Printing and Engraving Costs			\$ <u>0</u>
	Legal Fees			\$0
	Accounting Fees			\$0
	Engineering Fees			\$ <u> </u>
	Sales Commissions (specify finders' fees separately) Jefferson Securities & Kipling Capital		\boxtimes	\$100,000
	Other Expenses (identify)			\$0
	Total		\square	\$100.000

	C. OFFERING PRIC	E, NUMBER OF INVESTORS, EXPENSES AND US	E OF PROCEEDS	
	expenses furnished in response to Part C	te offering price given in response to Part C - Question 1 : - Question 4.a. ceeds to the issuer."		00
5.	purposes shown. If the amount for any purpose is n	ceeds to the issuer used or proposed to be used for each of ot known, furnish an estimate and check the box to the lef all the adjusted gross proceeds to the issuer set forth in resp	ft of the	
			Payments to Officers, Directors, & Affiliates	Payments To Others
	Purchase of real estate		\$0 \$0	□ \$ 0 ⋈ \$2,825,000 □ \$ 0 □ \$ 0
	Repayment of Indebtedness Working Capital (Reserves & Capital Expenditures Other (specify): Closing Costs, Loan Fees & Insur-	s)	\$0 \$0 \$0	□ \$ <u>0</u> □ \$ <u>0</u> □ \$ <u>600,000</u> □ \$ <u>375,000</u>
			\$ <u>0</u> \$ 100,000	\$ <u>0</u> \$ \$3,800,000
	Total Payments Listed (column totals added)		⊠ <u>\$3,</u> 9	900,000
		D. FEDERAL SIGNATURE	, <u>, , , , , , , , , , , , , , , , , , </u>	
n u on- Iss		andersigned duly authorized person. If this notice is filed es and Exchange Commission, upon written request of its le 502. Signature Tide of Signer (Print or Type)		
	Thomson Bard, Jr.	Member, ScanlanKemperBard Companies Operating Manager of SKB-PTP, LLC		

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE							
1.), (e) or (f) presently subject to any of the disqualification provisions Yes \(\sumsymbol{\subsymbol{\sin}\sin\sin\sin\sin\sin\sin\sin\sin\sin\sin						
		See Appendix, Column 5, for state response.						
		See Appendix, Column 3, for state response.						
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.							
3.	The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.							
4.		is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering ice is filed and understands that the issuer claiming the availability of this exemption has the burden of fied.						
The		tents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized						
•								
Is	suer (Print or Type)	Signature						
SI	KB-Chesapeake, LLC	MT Bard 8/29/03						
N	ame of Signer (Printer or Type)	Title of Signer (Print or Type)						
N. Thomson Bard, Jr. Member, ScanlanKemperBard Companies Operating Manager of SKB-PTP, LLC								

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3			3			5
	to non-	d to sell accredited rs in State 3-Item 1)	Type of Security and aggregate offering price offered in state (Part C - Item 1)		Type of investor and amount purchased in State (Part C - Item 2)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA		X	LLC membership interests	1	\$100,000				
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SEC 1972 (1/94)

FORM U-2 UNIFORM CONSENT TO SERVICE OF PROCESS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, SKB-PTP, LLC, a limited liability company organized under the laws of Delaware, for purposes of complying with the laws of the States indicated hereunder relating to either the registration or sale of securities, hereby irrevocably appoints the officers of the States so designated hereunder and their successors in such offices, its attorney in those States so designated upon whom may be served any notice, process or pleading in any action or proceeding against it arising out of, or in connection with, the sale of securities or out of violation of the aforesaid laws of the States so designated; and the undersigned does hereby consent that any such action or proceeding against it may be commenced in any court of competent jurisdiction and proper venue within the States so designated hereunder by service of process upon the officers so designated with the same effect as if the undersigned was organized or created under the laws of that State and have been served lawfully with process in that State.

It is requested that a copy of any notice, process or pleading served hereunder be mailed to:

N. Thomson Bard, Jr. Executive Vice President/Member ScanlanKemperBard Companies Operating Manager SKB-Chesapeake, LLC 1211 SW Fifth Ave., Suite 2250 Portland, OR 97204

Place an "X" before the name of all the States for which the person executing this form is appointing the designated Officer or that State as its attorney in that State for receipt of service of process:

AL	ABAMA	Secretary of State		GEORGIA	Commissioner of Securities
AL	ASKA	Administrator of the Division of Banking and			
		Corporations, Department of Commerce and Economic		GUAM	Administrator, Department of Finance
		Development	_x_	HAWAII	Commissioner of Securities
X AR	IZONA	The Corporation Commission			Securities
4.70	.T. A N.O. A. O.		<u>X</u>	IDAHO	Director, Department of Finance
AR	KANSAS	The Securities Commissioner	<u>X</u>	ILLINOIS	Secretary of State
X CA	LIFORNIA	Commissioner of Corporations		INDIANA	Secretary of State
<u>x</u> co	LORADO	Securities Commissioner		IOWA	Commissioner of Insurance
_ <u>x</u> _ co	NNECTICUT	Banking Commissioner		KANSAS	Secretary of State
DE	LAWARE	Securities Commissioner	******	KENTUCKY	Director, Division of
X DIS	STRICT OF				Securities
со	LUMBIA	Public Service Commission		LOUISIANA	Commissioner of Securities
X FL	ORIDA	Department of Banking and Finance			

	MAINE	Administrator, Securities Division	<u>X</u>	OREGON	Director, Department of Insurance and Finance
<u>X</u>	MARYLAND	Commissioner of the Division of Securities	<u>X</u>	OKLAHOMA	Securities Administrator
_ <u>X</u> X	MASSACHUSETTS MICHIGAN	Secretary of State Administrator,	<u>X</u>	PENNSYLVANIA	Pennsylvania does not require filing of a Consent to Service of Process
	·	Corporation and Securities Bureau, Department of Commerce		PUERTO RICO	Commissioner of Financial Institutions
	MINNESOTA	Commissioner of Commerce		RHODE ISLAND	Director of Business Regulation
	MISSISSIPPI	Secretary of State	<u>X</u>	SOUTH CAROLINA	Secretary of State
X	MISSOURI MONTANA	Securities Commissioner State Auditor and		SOUTH DAKOTA	Director of the Division of Securities
		Commissioner of Insurance		TENNESSEE	Commissioner of Commerce and Insurance
	NEBRASKA	Director of Banking and Finance	_X_	TEXAS	Securities Commissioner
X	NEVADA	Secretary of State	<u>X</u>	UTAH	Director, Division of Securities
	NÈW HAMPSHIRE	Secretary of State		VERMONT	Secretary of State
X X	NEW JERSEY NEW MEXICO	Chief, Securities Bureau Director, Securities	<u>X</u>	VIRGINIA	Clerk, State Corporation Commission
x	NEW YORK	Division Secretary of State	<u>X</u>	WASHINGTON	Director of the Department Licensing
X_	NORTH CAROLINA	Secretary of State		WEST VIRGINIA	Commissioner of Securities
	NORTH DAKOTA	Securities Commissioner		WISCONSIN	Commissioner of Securities
	OHIO	Secretary of State	_ <u>X</u> _	WYOMING	Secretary of State

Dated this 29th Day of August, 2003

SKB-Chesapeake, LLC By: ScanlanKemperBard Companies Manager

(SEAL)

N. Thomson Bard, Jr.

Member

CORPORATE ACKNOWLEDGMENT

State of Oregon)
)ss.
County of Multnomah)

On this 29th August, 2003, before me, Margaret Hill, the undersigned officer, personally appeared N. Thomson Bard, Jr. known personally to me to be the Member of the above named limited liability corporation and acknowledged that he, as an officer/member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as an officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

OFFICIAL SEAL
MARGARET M HILL
NOTARY PUBLIC OREGON
COMMISSION NO. 361110
MY COMMISSION EXPIRES SEPT 10, 2006

Notary Public/Commissioner of Oaths

My Commission Expires September 10, 2006

(SEAL)